



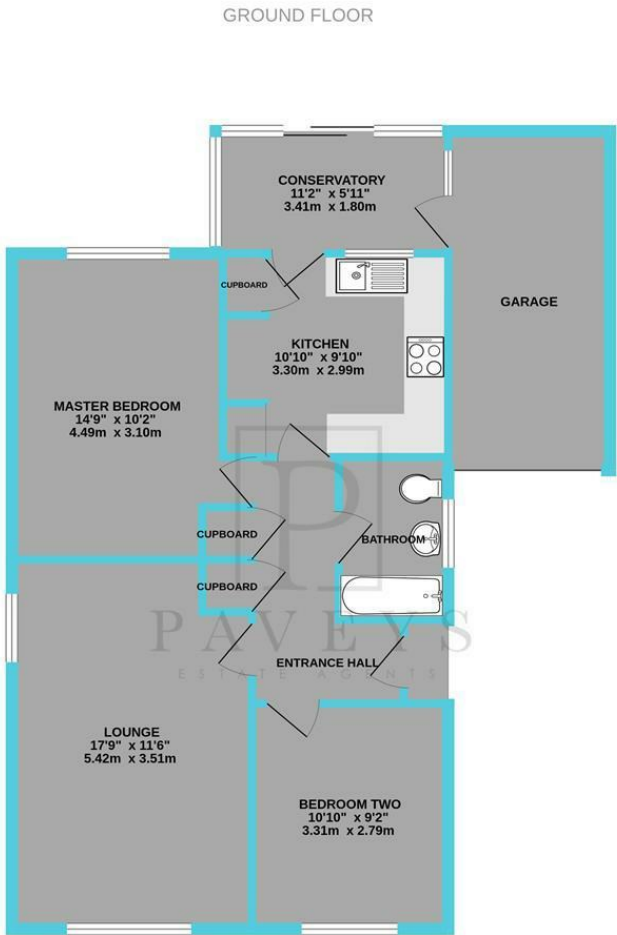
68, Dugmore Avenue
Kirby-Le-Soken, CO13 0ED

Price £295,000 Freehold

New to the market is this DETACHED BUNGALOW with SOUTH FACING GARDEN & GARAGE positioned at the end of a quiet no through road in the village of Kirby-le-Soken. The property will be sold with NO ONWARD CHAIN and benefits from a lounge diner, two double bedrooms, kitchen, conservatory and bathroom. The Village has two popular public houses, a village store/post office and recreation ground which is home to several local clubs including tennis, bowls, cricket and youth football. The Village is also enjoys beautiful rural walks and boating on the stunning Walton Backwaters. We have keys to view! Call Paveys to arrange your appointment.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PORCH

UPVC double glazed entrance door and side panel to front aspect.

ENTRANCE HALL

Glazed entrance door and side panel to Entrance Hall, laminate flooring,

LOUNGE 17'9 x 11'6 (5.41m x 3.51m)

Double glazed windows to front and side aspects, fitted carpet, TV point, radiators.

KITCHEN 10'10 x 9'10 (3.30m x 3.00m)

Dove grey high gloss over and under counter units, work tops and upstands, inset stainless steel sink and drainer. Electric double oven with hob and extractor over, washing machine to remain (not tested), space and plumbing for slimline dishwasher, space for fridge/freezer. UPVC double glazed windows and door to Conservatory, two built in cupboards, laminate flooring, tiled splash backs.

CONSERVATORY 11'2 x 5'11 (3.40m x 1.80m)

Part brick construction, double glazed sliding patio doors to rear garden, double glazed windows to rear and side aspects, poly carb roof, glazed door and window to Garage, radiator.

MASTER BEDROOM 14'9 x 10'2 (4.50m x 3.10m)

Double glazed window to rear overlooking the garden, fitted carpet, radiator.

BEDROOM TWO 10'10 x 9'2 (3.30m x 2.79m)

Double glazed window to front, fitted carpet, radiator.

BATHROOM 7'10 x 5'3 (2.39m x 1.60m)

White suite comprising low level WC, vanity wash hand basin and P shaped bath with shower and screen over. Double glazed window to side, tiled flooring, fully tiled walls, heated towel rail.

OUTSIDE FRONT

Lawned frontage with driveway leading to the garage, gated side access to rear.

OUTSIDE REAR

Great sized South facing garden, very private and un overlooked. Patio area, generous lawn area, mature shrubs and plants, gated access to front.

GARAGE

Up and over door, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: C

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.